

## **Testimony of the Real Estate Commission**

**Before the  
House Committee on Consumer Protection and Commerce  
Thursday, March 21, 2019  
2:00 p.m.  
State Capitol, Conference Room 329**

**On the following measure:  
H.C.R. 178, URGING THE REAL ESTATE COMMISSION TO DEVELOP TRAINING  
FOR CONDOMINIUM ASSOCIATION BOARD MEMBERS**

Chair Takumi and Members of the Committee:

My name is Michael Pang, and I am the Chair of the Real Estate Commission (Commission). The Commission supports the intent of H.C.R. 178 and offers comments.

The purpose of this resolution is to increase training for condominium association board members by urging the Commission to develop training for condominium association board members through in-person classes held once a year in each county and by creating an educational curriculum comprising of: understanding association governing documents; directors' fiduciary duty; code of conduct for board members; conflicts of interest; the business judgment rule; and executive session confidentiality.

The Commission's primary statutory mandate is educating condominium owners and the condominium community. To that end, the Commission has developed numerous educational materials and brochures available on its website and that either directly address the above topics, with the exception of executive session confidentiality, or are included in other materials.

Recently, the Commission reorganized its Ad Hoc Committee on Education and Research (Committee) and gathered several condominium association industry members to provide educational guidance to the Commission. The Commission looks forward to this ongoing collaboration with the Committee to further the mission of educating the condominium community and providing more outreach where needed.

In addition, twice a year, a Commission-procured provider presents free seminars for condominium unit owners on topics similar to those in this resolution. These free seminars are videoed, edited, and posted to the Commission's website for

interested parties to view at their convenience. In addition, the Commission and the Committee are exploring ways to expand the video library portion of the website to incorporate more educational issues and topic areas.

The Commission supports the intent of H.C.R. 178, and it will endeavor to build upon the aforementioned educational efforts and develop additional educational programs consistent with this resolution.

Thank you for the opportunity to testify on this concurrent resolution.